

MAYOR'S HOUSING PRODUCTION TEAM
Progress Report to the Economic Development and Environment Committee—August 2001

#	RECOMMENDATION	ACTION REQUIRED	RESPONSE	DEPARTMENT	STATUS
1	Increase Housing Department's pre-development pool funding	Include in FY 2001-02 Budget.	Investment Proposal includes \$200,000 increase for this program.	Housing/ Budget	Complete. Included in the FY 2001-02 Budget
2	Explore other revenues for affordable housing	Revisit and update report prepared by consultant. Consider new revenue sources proposed by HPT.	Progress report in May 2001; Detailed response by November 2001	Housing/ Budget	Progress Report sent to Council in May 2001
3	Reduce Segregation of funds in Housing Department to allow different housing types on the same parcel	No action needed.	There are no City program prohibitions regarding different housing types on the same parcel.	Housing	Complete. Already allowed.
4	Set aside 50% of RDA's new increment funds for affordable housing	Consider at a later date		Redevelopment Agency	On Hold Until a Later Date Per HPT.
5	Allocate more RDA funds toward housing	Consider during FY 2001-02 Budget Process.	Mayor has Proposed \$27.3 million increase in Budget for ELI housing.	Redevelopment Agency	Complete. RdA Board approved Mayor's proposal.
6	Increase GP Review of proposed housing to 2X a year or more	Bring forward implementation plan to Council at Special Amendment hearing.	Plan by August 2001	PBCE	Complete. Council took action to add a second GP Review in August of 2001. A staff report to the City Council on a permanent change to 2+ GP reviews a year for housing was submitted to the City Council in May 2001.

7	Explore more units for Central Coyote Valley	Initiate General Plan Change.	Part of Fall Annual Review	PBCE	
8	Specific Plan for South Almaden	Report to Council on triggers and recommendations for revisions.	Analysis by June 2001. Council can initiate GP Amendment at that time to implement at time of Fall Review if desired.	PBCE	Complete. City Council declined to initiate a General Plan amendment in Jun 2001
9	Specific Plan for Central Coyote	Report to Council on triggers and recommendations for revisions.	Analysis by June 2001. Council can initiate GP Amendment at that time to implement at time of Fall Review if desired.	PBCE	Complete. In June, City Council initiated a General Plan amendment for the 2001 Fall Review
10	Make changes to speed up loan processing for affordable housing	Meet with developers to get feedback and report to Council on potential improvements.	Action Memo by April 2001	Housing	Complete. Information Memo to Council completed in April 2001
11	Enforce existing policy that 10% of all units in multi-family rental projects assisted by the City be offered to Section 8 voucher holders	Direct Administration to review policy and ensure that it is being followed.	Information Memo by February 2001	Housing	Complete. Information Memo to Council completed in February 2001
12	Complete boilerplate documents for affordable housing loans	Complete automation of documents.	Progress report in April 2001; Completed by December 2001	Housing/ Attorney	In process. Info Memo to Council completed in March 2001
13	Reduce time from loan approval to receipt of check	Meet with developers to get feedback and report to Council on potential improvements.	Action Memo by April 2001	Housing	Complete. Information Memo to Council completed in April 2001
14	Review City's plans for parking, setbacks, street widths, etc.	Evaluate development guidelines and make recommendations.	Report by August 2001	PBCE	Information memo sent to Council September 2001. Workplan for ongoing review of standards and improvements to the

					development review system included.
15	Review the City's LOS policies	Evaluate possible LOS changes and make recommendations.	Part of Fall Annual Review	Public Works/PBCE	
16	Support State legislation to reduce construction defect time limit	Review and analyze legislation introduced in 2001 session on this subject.	Info Memo by April 2001/ Continue to Respond to Legislation During Session	Housing/Inter-governmental Affairs/ Attorney	Complete. Information Memo to Council completed in April 2001
17	Utilize RDA to assemble land	Develop a residential RFQ in 2001.	Release RFQ after community meetings are held	Redevelopment Agency	<i>Complete. Action memo to Rda Board agendized for 8/28/01</i>
18	Initiate State legislation to revise CEQA rules	Draft legislation or seek current bill to address CEQA concerns.	Work with City Lobbyist in Sacramento for 2002 Session Action	Intergovernmental Affairs/ PBCE	
19	GO Bond for Affordable Housing	Discuss with County for a possible County effort.	To be considered in conjunction with #2. Progress report in May 2001	Housing/ Budget	Progress Report sent to Council in May 2001
20	Implementation of Inclusionary Zoning	Gather stakeholder input. Re-visit previous consultant study. Bring on new consultant. Investment Proposal Includes \$50,000 for this purpose.	Historical Memo to Council by May 2001. Report by December 2001	PBCE/ Housing	<i>Historical Info Memo sent to Council in August 2001. Consultant selected to complete study by December 2001</i>
21	In Coyote Valley Specific Plan process, address affordable housing	Address affordable housing with all specific plans.	Part of 2001 Fall Annual General Plan Review	PBCE	<i>Historical Info Memo sent to Council in August 2001</i>
22	Housing Department should change funding guidelines	Meet with developers to get feedback and report to Council on potential improvements.	Action Memo by April 2001	Housing	Complete. Information Memo to Council completed in April 2001
23	City to take a proactive	Review opportunities for	Any opportunities will be	Redevelopment	<i>Complete. Action</i>

	role in Brownfield Development	inclusion of brownfield sites in residential RFQ	included.	Agency	<i>memo to RdA Board agendized for 8/28/01</i>
--	--------------------------------	--	-----------	--------	--

24	Accelerate availability of publicly owned lands, especially VTA	Meet with VTA to determine potential for surplus property acquisition.	Info Memo by March 2001	Housing	Complete. Information Memo to Council Completed in March 2001
25	Make surplus lands available	Review City-owned surplus sites to determine potential for housing development.	Info Memo by April 2001	Public Works/ Housing	Information Memo to Council delayed until August 2001
26	Combine PD zoning, permit and tentative map process	Analyze feasibility/implications of this proposal.	Action Memo by June 2001	PBCE/ Attorney	Information memo sent to Council in July 2001 <u>Information memo sent to Council September 2001. Workplan for ongoing review of standards and improvements to the development review system included.-</u> <i>Staff is formulating a work plan for Action Memo.</i>
27	Developer should be allowed to pay for outside plan checking and building inspections	Review legal/logistical issues.	Action Memo by June 2001	PBCE/ Attorney	<i>Information Memo to Council delayed until <u>August-September 2001</u></i>
28	Planning and Building needs to be streamlined—cut by 25% timelines	Review processing timelines and examine other models, including the Oregon model.	Action Memo by May 2001	PBCE/ Attorney	Information memo sent to Council in July 2001 <u>Information memo sent to Council September 2001. Workplan for ongoing review of standards and improvements to the development review</u>

					<u>system included.-</u> <u>Staff is formulating a</u> <u>work plan for Action</u> <u>Memo.</u>
29	Put in place master EIRs at GP amendment stage	Explore the benefits and costs of more detailed EIRs.	Action Memo by May 2001	PBCE	Complete. Information memo sent to Council in June 2001
30	Alter building codes and review process for manufactured homes	Review and evaluate recommendation.	Action Memo by June 2001	PBCE/ Attorney	<i>Info Memo sent to Council in August 2001. Staff is formulating a work plan for Action MemoComplete. No further specific actions required to implement this recommendation.</i>

31	Clarify existing rules and regulations so developers have more certainty	Develop a work plan to address these specific concerns.	Work Plan to Council by June 2001	PBCE	Information memo sent to Council in July 2001 <u>Information memo sent to Council September 2001. Workplan for ongoing review of standards and improvements to the development review system included.- Staff is formulating a work plan for Action Memo.</u>
32	Review and update code to allow more progressive materials	Report on this recommendation and the next Uniform Building Code update cycle.	Action Memo by June 2001	PBCE	Information Memo to Council delayed until August-September 2001
33	Greater customer service among departments	END CSA Team to recommend customer service improvements.	Info Memo by April 2001	END CSA Team	Complete. Info Memo to Council completed in April 2001
34	Housing, RDA and CDBG need to be better coordinated	END CSA Team to recommend customer service improvements.	Info Memo by April 2001	END CSA Team	Complete. Info Memo to Council completed in April 2001
35	Interdepartmental staff task force responsible for fast-tracking infill sites	END CSA Team to recommend customer service improvements.	Info Memo by April 2001	END CSA Team	Complete. Info Memo to Council completed in April 2001
36	Work with Fannie Mae and Freddie Mac on innovative program ideas	Work in partnership to support housing.	Continue to meet with various funding agencies to develop innovative solutions.	Housing/ Re-development Agency	Ongoing
37	Work with SJSU on joint projects for housing	Work in partnership to support university housing.	Continue to meet with SJSU to develop partnership efforts.	Housing/ Re-development Agency	Housing Dept. met with SJSU officials on July 23rd to discuss options. Awaiting response from

					<i>University</i>
38	Reanalyze assumption of housing not paying its fair share of taxes	Report back in 2001.	Raises issues that require consultant study. Investment Proposal includes \$150,000 for fiscal analysis/review. Progress report to Council in Fall 2001.	PBCE, OED, Budget	

39	Plan for growth that is balanced with housing production	Contact City Manager's Association about joint effort.	Raises issues that require consultant study. Investment Proposal includes \$150,000 for fiscal analysis/review. Progress report to Council in Fall 2001.	PBCE, OED, Budget	
40	Consider opportunities for infrastructure in industrial areas	Consider in future planning of mixed-use or housing opportunity studies.	Raises issues that require consultant study. Investment Proposal includes \$150,000 for fiscal analysis/review. Progress report to Council in Fall 2001.	PBCE, OED, Budget	
41	Revise predevelopment loan process to make it easier	Meet with developers to get feedback and report to Council on potential improvements.	Action Memo by April 2001	Housing	Information Memo to Council completed in April 2001
42	Examine higher densities on undeveloped land	Include in Phase II Housing Opportunity Study	Will be included in Phase II Workplan. Completion of HOS Phase II expected in Spring 2002.	PBCE	
43	Explore replacing low density SFD with high density mixed-income housing	Include in Phase II Housing Opportunity Study	Will be included in Phase II Workplan. Completion of HOS Phase II expected in Spring 2002.	PBCE/ Attorney	
44	High rises in downtown as tall as FAA will allow	Already allowed in the Core; consider in the Frame.	Analysis will be included in the Greater Downtown Strategy. Information memo by August 2001.	Redevelopment Agency/ PBCE	

45	Allow vertical mixed-use residential by right in commercial and industrial zoning districts	Consider as a part of the Phase II Housing Opportunity Study.	Raises issues that require consultant study. Investment Proposal includes \$150,000 for fiscal analysis/review. Progress report to Council in Fall 2001. Completion of HOS Phase II expected in Spring 2002.	PBCE, OED, Budget	
46	Enable and encourage high density housing on corporate campuses	Consider as a part of the Phase II Housing Opportunity Study.	Raises issues that require consultant study. Investment Proposal includes \$150,000 for fiscal analysis/review. Progress report to Council in Fall 2001. Completion of HOS Phase II expected in Spring 2002.	PBCE, OED, Budget	
47	Enable mixed-use development on industrial lands in North San Jose and other locations; allow housing on parking lots	Consider as a part of the Phase II Housing Opportunity Study.	Raises issues that require consultant study. Investment Proposal includes \$150,000 for fiscal analysis/review. Progress report to Council in Fall 2001. Completion of HOS Phase II expected in Spring 2002.	PBCE, OED, Budget	
48	Encourage mixed-use development in air rights	Include in Phase II Housing Opportunity Study	Will be included in Phase II Workplan. Completion of HOS Phase II expected in Spring 2002.	PBCE/ Attorney	
49	Affordable housing in office zoning districts	Review expansion of the existing Discretionary Use Policy to allow this.	Part of August 2001 General Plan hearings.	PBCE	

50	Explore the use of air rights above publicly-owned properties	Include in Phase II Housing Opportunity Study	Will be included in Phase II Workplan. Completion of HOS Phase II expected in Spring 2002.	PBCE/ Attorney	
51	Revise/add to residential design guidelines how to build housing in industrial project	Consider as a part of the Phase II Housing Opportunity Study.	Raises issues that require consultant study. Investment Proposal includes \$150,000 for fiscal analysis/review. Progress report to Council in Fall 2001. Completion of HOS Phase II expected in Spring 2002.	PBCE, OED, Budget	
52	Reuse underutilized retail properties for housing	Include in Phase II Housing Opportunity Study	Will be included in Phase II Workplan. Completion of HOS Phase II expected in Spring 2002.	PBCE/ Attorney	
53	Rezone underutilized industrial and commercial land for housing	Consider as a part of the Phase II Housing Opportunity Study.	Raises issues that require consultant study. Investment Proposal includes \$150,000 for fiscal analysis/review. Progress report to Council in Fall 2001. Completion of HOS Phase II expected in Spring 2002.	PBCE, OED, Budget	
54	Existing \$25 million of 80% funds directed to ELI housing	Informational Memo to Council.	Majority of supplemental 80% funds have been directed to ELI housing, per Council direction. Memo sent to Council.	Housing	Complete
55	Adequate staff resources in Planning and Building	Consider during FY 2001-02 Budget Process.	Investment Proposal includes \$4.3 million increase to address staffing shortages.	PBCE/ Budget	Complete. Adopted FY 2001-02 Budget Includes New Positions in PBCE

56	Lobby for State & federal funds for affordable housing	Expand efforts.	Administration will report to Council in February 2001 on legislative efforts.	Housing/Intergovernmental Affairs	Complete. Info Memo to Council Completed in February 2001
57	Use reserve fund to pay for building permit staff to allow for quicker staff adds	No action needed.	Already implemented	PBCE/Budget	Complete. Already implemented
58	Increase all GP ranges throughout the City	2000 Annual Review raised the upper limit for one of the GP residential ranges. Refer other changes to upcoming Review.	General Plan amendments will be considered after the preparation of an EIR on Phase II Housing Opportunities Study.	PBCE	
59	Direct Housing Department to use \$25 million already allocated	Informational Memo to Council in February 2001.	\$15 million committed to projects; \$10 million available in 2003 Budget. Memo sent to Council.	Housing	Complete. Adopted 2001-02 RdA budget includes \$27.3 for ELI units.
60	Promote concurrent processing of GP, PD zoning, PD permit and tentative maps	Examine opportunities to enhance existing processes.	Action Report in June 2001	PBCE	<i>Information Memo sent to Council in August 2001</i> <u>Complete. Information memo sent to Council September 2001. Workplan for improvements to the development review system included. No further specific action required to implement this recommendation. Staff is formulating a work plan for Action Memo.</u>
61	Implement the Smart	Evaluate possible	Info Memo by April 2001	PBCE	Complete. Report sent

	Permit Process of SVMG	enhancements of smart permitting.			to City Council in May 2001
62	Planning is understaffed—need higher level planners	Consider during FY 2001-02 Budget Process.	Info Memo to Council by April 2001	PBCE/ Planning	Complete. Adopted FY 2001-02 Budget Includes New Positions in PBCE
63	Team of internal advocates for projects	END CSA Team to recommend customer service improvements.	Info Memo by April 2001	END CSA Team	Complete. Info Memo to Council completed in April 2001

64	Revenue sharing among jurisdictions	Expand current efforts.	Report by December 2001	Budget/Inter-governmental Affairs	
65	Make granny units allowable	Consider at a later date.		PBCE/ Housing	On Hold Until a Later Date Per HPT
66	More flexibility in affordable housing programs	Meet with developers to get feedback and report to Council on potential improvements.	Action Memo by April 2001	Housing	Complete. Memo sent to Council in April 2001
67	Support full range of GP densities	Consider at a later date.		PBCE	On Hold Until a Later Date Per HPT
68	Set aside funds from transportation measures for affordable housing	Consider at a later date.		City Manager	On Hold Until a Later Date Per HPT
69	Investigate a nonprofit land trust to acquire land and for housing	Consider at a later date.		Housing	On Hold Until a Later Date Per HPT
70	Require job generators to pay into a housing assistance fund	Consider at a later date.		OED/ City Manager	On Hold Until a Later Date Per HPT
71	City to explore ways to address construction defect legislation locally	Consider at a later date.		Housing/ Intergovernmental Affairs	On Hold Until a Later Date Per HPT
72	Housing should be part of infrastructure/transit project should buy land	Consider at a later date.		PBCE	On Hold Until a Later Date Per HPT